



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
ITEM #
5/31/07



MEMORANDUM

DATE: May 18, 2007

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Development Review Division

Catherine Conlon *CC*
Development Review Division

FROM: Richard A. Weaver, Coordinator *RAW*
Development Review Division (301) 495-4544

REVIEW TYPE: Preliminary plan of subdivision

APPLYING FOR: 2 lots for 2 one-family detached residential dwelling units

PROJECT NAME: South Glen Road – Verma Property

CASE #: 120060660

REVIEW BASIS: Chapter 50, the Montgomery County Subdivision Regulations

ZONE: RE-2

LOCATION: Located on the east side of South Glen Road, approximately 3,750 feet north of its intersection with Edison Road

MASTER PLAN: Potomac

APPLICANT: Dr. Divya Verma

ENGINEER: Macris, Hendricks and Glascock.

FILING DATE: December 22, 2005

HEARING DATE: May 24, 2007

STAFF RECOMMENDATION: Approval, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to a maximum of 2 lots for 2 one family detached residential dwelling units.
- 2) Prior to recordation of plat:
 - Applicant must verify to MNCPPC staff that the portion of garage encroaching on to adjacent property to the north has been removed.
 - Applicant must secure Board of Appeals approval for an accessory apartment and a variance of the required setback. Lacking either of these approvals, applicant must demonstrate to MNCPPC staff that they have complied with any and all DPS requirements.
- 3) The applicant must comply with the conditions of the preliminary forest conservation plan. Conditions are as follows:
 - A final forest conservation plan must be submitted consistent with Section 109.B. and approved by staff prior to any clearing or grading on the site.
 - A tree save plan must be developed for any tree impacted by widening of the two entranceways and be incorporated into the final forest conservation plan.
 - All retained forest and planting areas to be protected with a Category I easement.
 - Note on plat to state “ A revised forest conservation plan will be required prior to demolition of existing house on Lot 1.”
- 4) The applicant must comply with the conditions of the MCDPS stormwater management concept approval dated January 4, 2007.
- 5) The applicant must comply with the conditions of the Montgomery County Department of Public Works and Transportation (MCDPWT) approval dated March 24, 2007, unless otherwise amended by MCDPWT.
- 6) The applicant must dedicate road right-of-way for South Glen Road along the property frontage to the full width mandated by the Potomac Subregion Master Plan unless otherwise designated on the preliminary plan.
- 7) The record plat must reflect an ingress/egress and utilities easement over the shared driveway.
- 8) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for five (5) years or sixty (60) months from the date of mailing of the Planning Board opinion.
- 9) Other necessary easements will be shown on the record plat.

I. SITE DESCRIPTION (Attachment A)

The subject property, identified as Parcel 335, is an unplatted parcel of land containing 4.22 acres in the RE-2 zone. The property is located on the east side of South Glen Road, approximately 13,750 feet north of its intersection with Edison Road (Attachment A). South Glen Road is a designated exceptional rustic road in this section. The site contains an existing residential dwelling and a detached garage. The detached garage crosses the property line, encroaching onto the property to the north by approximately two inches. The detached garage also has a second story that is the subject of a pending special exception. Surrounding land uses are one-family detached residential dwellings in the RE-2 zone. The Kilgour Branch Stream

Valley Park is located near the northeastern property boundary, but the property does not abut parkland. The Kilgour Branch is a tributary to the Watts Branch (a Use I stream). The existing access to the site is via a circular driveway from South Glen Road. A third gravel driveway access point along the southern boundary of the site provides access to the rear of the house. Public water and sewer serve the site.

The subject property slopes away from South Glen Road to a low point to the rear of the existing home where there is a defined swale. A pond is located in the swale and will remain on the property. The swale eventually turns into a stream well off the northern boundary of the property. The site does contain 0.90 acres of forest that is contiguous to a small protected forest on an adjacent lot. There are also numerous scattered individual trees some of which are specimen in size.

II. PROJECT DESCRIPTION (Attachment B)

This is an application for a preliminary plan of subdivision to create two residential dwellings (Attachment B). The proposal includes retention of the existing dwelling and creating a second lot for construction of a new dwelling. The new lots continue to have access from South Glen Road via a shared driveway that will maintain its two access points but will be widened to meet Fire and Rescue requirements. Grass pavers, or Grasscrete, will be used in the areas that are widened as requested by the Rustic Roads Advisory Committee. The third gravel driveway access point will be permanently closed off. The modification to the driveway entrance should not result in the removal of any trees, however, if trees will be affected, a tree save plan will be required as part of the final forest conservation plan. This driveway entrance design reflects the comments of the Rustic Roads Committee, and is intended to help maintain the rustic character of Glen Mill Road.

Public water and sewer will serve the proposed dwellings. The new water line connections will utilize existing breaks in the roadside vegetation to the maximum extent possible. Sewer service will be provided to the rear of the homes.

III. ISSUES and CITIZEN CORRESPONDENCE

As mentioned above there is a detached garage on the property that has existed in its current location for approximately 45 years. The garage evidently has living space above it that is the subject of a current special exception (S-2697) to be used as an accessory apartment. The roof overhang of the garage encroaches 2 inches on to the property immediately to the north. The owner of that property has submitted a letter (Attachment C), dated March 21, 2007, to the file requesting, among other things, some resolution to the encroachment issue and questions the ability of three residences to be placed on the four acre property, suggesting their belief that the garage and homes each constitute a single family structure.

Staff has crafted condition #2 of this staff report to address the issues of encroachment, setback and use. The condition requires that, at a minimum, the portion of the structure that encroaches onto the adjacent property be removed prior to recordation of the plat. Staff does not believe that any lot line should be established by plat that has an existing structure crossing it

since DPS cannot release building permits for any structure that crosses a lot line pursuant to Sec. 50-20(b) of the Subdivision Regulations. Secondly, the condition requires that the setback issue be resolved by either the Board of Appeals approval of a variance or DPS action on the setback nonconformance, prior to recordation of the plat. The Board of Appeals will also need to approve the accessory apartment. If an approval is not granted for the use the applicant will need to comply with DPS action to bring the structure into compliance both from a use and setback standpoint. In any case, the condition assures that the garage structure will meet all applicable county laws regarding use and setback.

The neighbors letter also questions the loss of “old growth woods” and loss of mature trees. There is a proposed sewer line that is to be brought into the site along the eastern border to serve a recently approved subdivision to the south. The applicant for the Subject Property would tie into that new sewer line. To access the new sewer, two separate sewer house connections will need to be run from the new homes to the sewer line. The forest conservation plan requires that one of the sewer house connections be tunneled through the root zones of the existing forest to the rear of the homes in an attempt to minimize impact to the trees. The second sewer house connection will be trenched in by conventional means through an open area and that area will then be afforested. There is no stream buffer or other environmentally sensitive areas on the property.

IV. ANALYSIS AND FINDINGS

A. Compliance with the Master Plan

The Approved and Adopted 2002 Potomac Subregion Master Plan does not specifically identify the subject property for discussion but does give general guidance and recommendations regarding zoning and land use. The plan recommends that this area maintain the existing zoning as adopted and maintain the residential land use consisting of one-family detached homes. The proposed subdivision complies with the recommendations adopted in the Master Plan in that it is a request for residential development consistent with the Zoning Ordinance development standards for the RE-2 zone.

Rustic Roads Functional Master Plan

The 2002 Master Plan designates the section of South Glen Road from Glen Road to Deepglen Road, including the frontage of the subject property, as an exceptional rustic road. Such designation is intended to protect the rustic character of the road and its associated vegetation. According to the Approved and Adopted 1996 Rustic Roads Functional Master Plan, the rustic roads designation is not intended to affect the use of adjoining land except in the design of access to the subdivision. It is also not intended to prevent needed improvements to adjoining land uses or the roads and bridges themselves. For the subject application, it has been determined that trees can likely be protected to accommodate widening of the existing driveways to satisfy the access requirements for fire and rescue vehicles and the future residents of the proposed houses. The driveway widening will require some re-grading of the embankment next to the roadway. To minimize the visual impact of the widening, grass pavers will be used instead of asphalt. The proposed plan has been reviewed and conceptually approved by DPWT,

DPS and the Rustic Roads Advisory Committee. Therefore, the proposed plan has been found to adequately protect the rustic character of Glen Mill Road.

B. Transportation

The proposed driveway will provide safe and adequate vehicle and pedestrian access to the site with the proposed improvements. Sidewalks are not required along this rustic road. The proposed development is not required to undergo Local Area Traffic Review (LATR) since it generates far fewer than 30 peak-hour vehicle trips.

C. Environment

The subject property contains no streams, wetlands or floodplain. Approximately 0.90 acres of forest are located in the northeast corner of the property.

Environmental Buffers

Other than the small amount of existing forest, the subject property does not contain environmentally sensitive areas and there are no environmental buffers.

Forest Conservation

The proposed plan satisfies the requirements of Montgomery County Code, Chapter 22A for forest conservation. The application included a preliminary forest conservation and proposes to protect certain forest and trees during construction of the property, and includes long-term protection of the 1.14 acres of forest on-site, including protected forest and replanted areas. A tree save plan will be required to determine if and what protection measures may be needed for trees near the driveway locations.

Stormwater Management

The MCDPS Stormwater Management Section reconfirmed their approval of the stormwater management concept for the project on January 4, 2007. The proposed stormwater management plan provides on-site water quality control and onsite recharge via nonstructural methods. Water quantity control is not required because the one-year post development peak discharge is less than 2 cubic feet per second.

D. Conformance to the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations, and Chapter 59, the Zoning Ordinance and meets the applicable requirements. Access and public facilities will be adequate to support the proposed lots and uses. The lots were reviewed for compliance with the dimensional requirements specified in the Zoning Ordinance for the RE-2 zone and, as proposed, will meet all applicable dimensional requirements for area, frontage, and width in that zone. A summary of this review is included in attached Table 1.

Section 50-29(a)(1) Findings

Staff also reviewed the proposed subdivision for compliance with Section 50-29(a)(1) of the Subdivision Regulations, which states:

“Lot Dimensions. Lot size, width, shape and orientation shall be appropriate for the location of the subdivision taking into account the recommendations included in the applicable master plan, and for the type of development or use contemplated in order to be approved by the Board.”

The proposed lots have been reviewed for compliance with this section of the Subdivision Regulations. The lots are appropriately located within the subdivision with respect to their size, shape, width and orientation.

E. CONCLUSION

Staff's review of Preliminary Plan #120060660, South Glen Road - Verma, indicates that the plan complies with Chapters 50 and 59 of the Montgomery County Code. The proposed plan conforms to the Potomac Master Plan recommendation for residential development in the RE-2 zone. Public facilities will be adequate to support and service the area of the proposed subdivision, and the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision. The application has also been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Therefore, approval of the application is recommended with the conditions specified above.

ATTACHMENTS:

Attachment A - Vicinity Map

Attachment B - Proposed Preliminary Plan

Attachment C - Citizen Correspondence

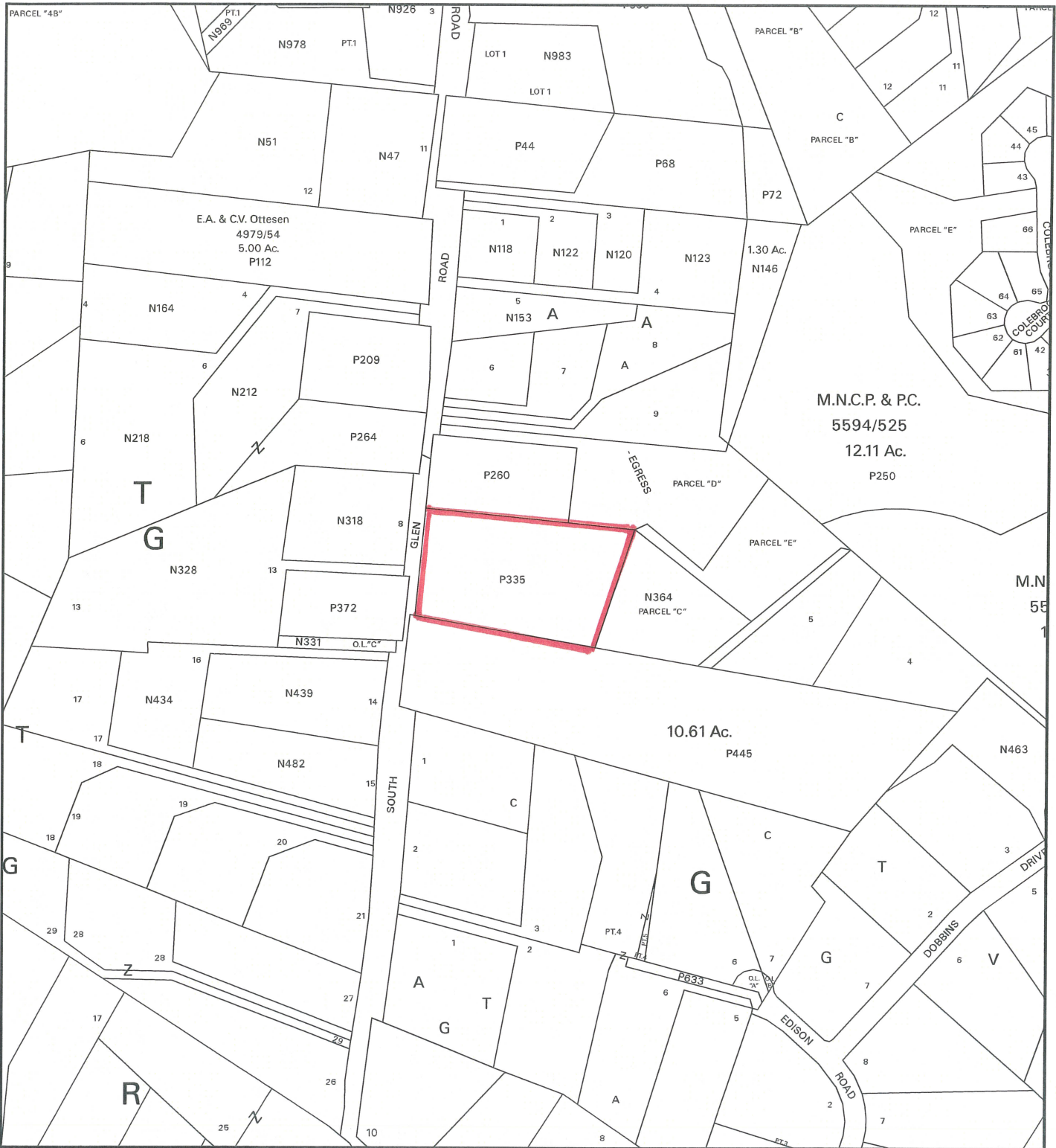
Attachment D - Referenced Agency and Staff Correspondence

Table 1: Preliminary Plan Data Table and Checklist

Plan Name: South Glen Road - Verma				
Plan Number: 120060660				
Zoning: RE-2				
# of Lots: 2				
# of Outlots: 0				
Dev. Type: One Family Residential				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval the Preliminary Plan	Verified	Date
Minimum Lot Area	87,120 sq.ft.	87,379sq.ft. is minimum proposed	RAW	5/21/07
Lot Width	150 ft.	150 ft. is minimum proposed	RAW	"
Lot Frontage	25 ft.	130 ft. is minimum proposed	RAW	"
Setbacks				
Front	50 ft. Min.	Must meet minimum ¹	RAW	"
Side	17ft. Min./ 35 ft. total	Must meet minimum ¹	RAW	"
Rear	35 ft. Min.	Must meet minimum ¹	RAW	"
Height	50 ft. Max.	May not exceed maximum ¹	RAW	"
Max Resid'l d.u. or Comm'l s.f. per Zoning	2	2	RAW	"
MPDUs	N/A			
TDRs	N/A			
Site Plan Req'd?	No			
<u>FINDINGS</u>				
<u>SUBDIVISION</u>				
Lot frontage on Public Street			RAW	5/21/07
Road dedication and frontage improvements			RAW	"
Environmental Guidelines			EP Memo	3/30/07
Forest Conservation			EP Memo	3/30/07
Master Plan Compliance			RAW	5/21/07
Other (i.e., parks, historic preservation)			N/A	
<u>ADEQUATE PUBLIC FACILITIES</u>				
Stormwater Management			Agency Letter	1/4/06
Water and Sewer (WSSC)			Agency Letter	1/23/06
10-yr Water and Sewer Plan Compliance			Agency Letter	1/23/06
Well and Septic			N/A	
Local Area Traffic Review			N/A	
Fire and Rescue			Agency Letter	1/23/06
Other (i.e., schools)			RAW	5/21/07

¹ As determined by MCDPS at the time of building permit.

S GLEN ROAD - VERMA PROPERTY (120060660) Attachment "A"



Map compiled on January 12, 2006 at 12:49 PM | Site located on base sheet no - 214NW10

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland - National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

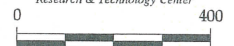
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

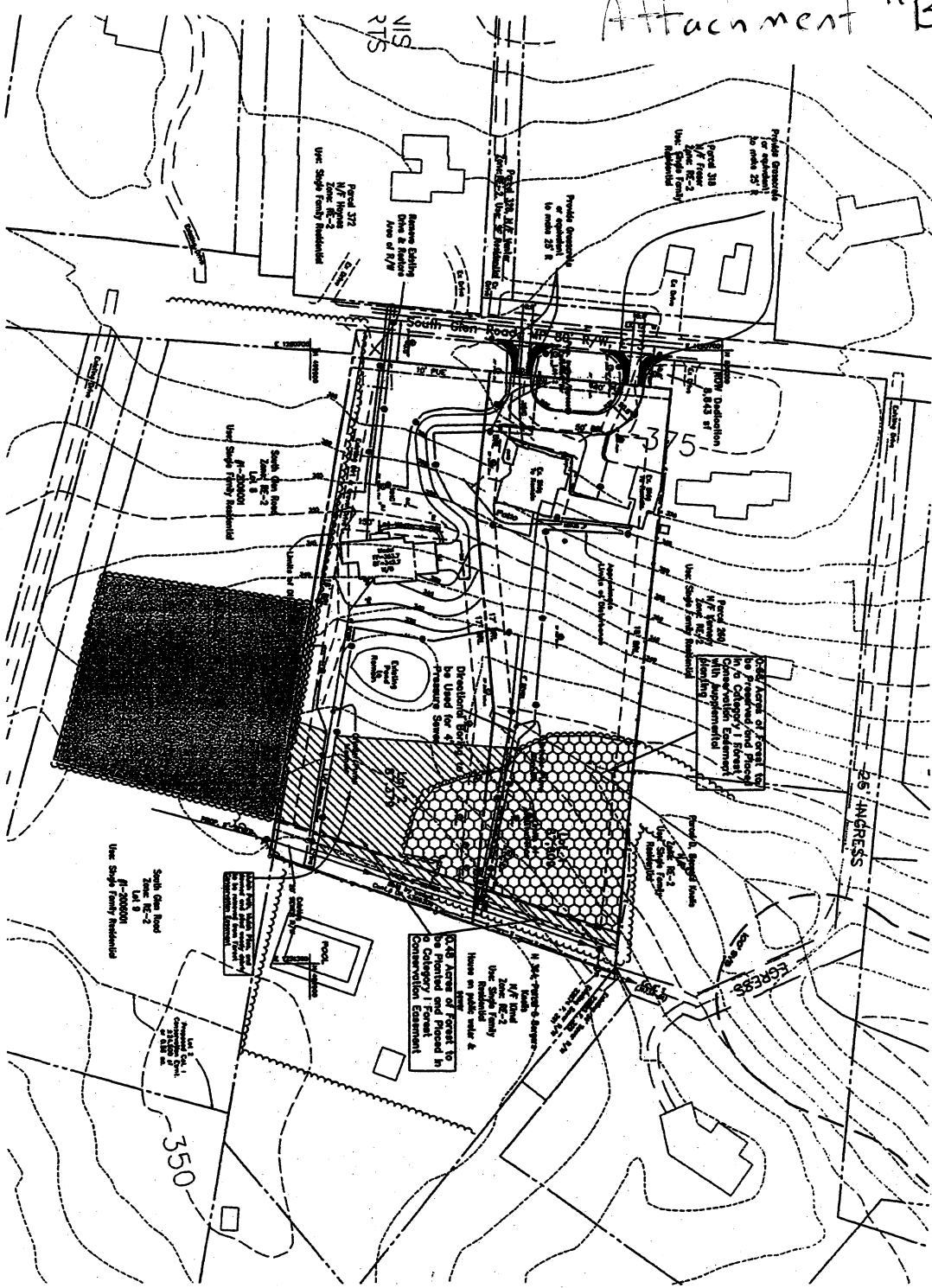
Key Map



Research & Technology Center



1 inch = 400 feet
1 : 4800



PLANNING COMMISSION
 The Planning Commission is a body of citizens who advise the Board of Public Works on all matters relating to the use and development of land in the County of Montgomery, Maryland.



PREPARED FOR:
 Dr. Divya Verma
 7525 Greenway Center Drive
 Gaithersburg, MD 20878
 (301) 345-1100

NO.	DATE	DESCRIPTION	BY
1	02/15/16	Rev. 0/1/ & 0/2/	MAV
2	02/21/16	Rev. 0/1/ & 0/2/	MAV
3	10/08/16	Original Title, 0/1/ & 0/2/	MAV
4	10/08/16	Original Title, 0/1/ & 0/2/	MAV
5	10/08/16	Original Title, 0/1/ & 0/2/	MAV
6	10/08/16	Original Title, 0/1/ & 0/2/	MAV
7	10/08/16	Original Title, 0/1/ & 0/2/	MAV

1. Property lines shall not be shown along the lot boundaries of adjacent lots.
2. Property lines shall be shown on all lots.
3. The property to be shown shall be shown on all lots.
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15. The property to be shown shall be shown on all lots.

VICINITY MAP
 SCALE 1" = 2,000'

SCALE MAP TO 3/4" = 100'

PRELIMINARY PLAN OF SUBDIVISION
 PARCEL 335 & PART OF PARCEL 445
 S Glen Road - Verma Property
 L26282 F: 352, L31098 F: 352
 10TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG MONTGOMERY HERITAGE GROUP
 10000 Rockville Pike, Suite 200
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Melanie A. Keegan*
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Thomas A. Gravely
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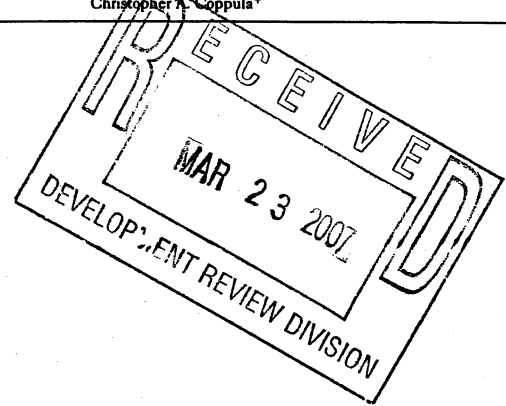
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Karl L. Ecker

Maryland and D.C. except as noted:
+ Virginia also ° D.C. only
* Maryland only
** D.C. and VA only

Writer's Direct Dial Number:

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March 21, 2007



Rose Krasnow, Chief of Development Review
Rick Weaver, Development Review
The Montgomery County Planning Board
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Proposed Preliminary Plan of Subdivision, Application No. 120060660
Parcel 335 and Part of Parcel 445 (the "Verma Property")

Dear Ms. Krasnow and Mr. Weaver:

As you know from my 1/8/07 correspondence, my wife Elena and I own the property immediately north along South Glen Road (parcel 260, a.k.a. 11251 South Glen Road) in relation to the above-referenced Verma Property. Again, we received a copy of the Proposed Preliminary Plan dated 10/21/05, but have not otherwise been kept apprised of Dr. Verma's proposed subdivision and site development plan.

Our concerns regarding this proposed plan remain unresolved. In order of priority, they are as follows:

- (i) the encroaching (both as to the BRL and common property line) garage and non-conforming apartment above (no special exception, as required in RE-2). Dr. Verma's plan fails to include any proposed resolution regarding this non-conforming use/encroaching structure. Is it to remain? Is it to be brought into compliance? Please advise.
- (ii) the as-planned Limits of Disturbance ("LOD") for the as-planned sewer extension/lateral -- which is proposed to serve both the existing Verma residence (characterized as "to remain") and the proposed new residence on the newly (to be) subdivided 2 acre lot. As planned, that proposed utility extension would cut

Rose Krasnow, Chief of Development Review

Rick Weaver, Development Review

March 21, 2007

Page 2

through old growth woods, as well as the (proposed?) Category 1 Conservation Easement. Note: the area to be transected by the proposed sewer extension/lateral(s) is a streambed which appears to serve as part of the Watts Branch watershed. As relative new-comers to the Glen, we are obviously interested in maintaining the wooded, rural nature of the area and would very much urge restraint in granting approval to any plan that proposes to needlessly cut mature trees and/or impact the referenced drainage area as part of any proposed subdivision and/or development.

Also, in this/our *1 residence per 2-acre zone* (RE-2), we will rightly insist on that standard being strictly adhered to. In short, the non-conforming apartment in the encroaching garage building (a *de facto* second residence, *albeit* non-conforming) should be carefully scrutinized. *Query*: should that non-conforming structure be required to be either made compliant or eliminated, as a condition of any approval? Clearly it should not be allowed to continue as a *de facto* third "residence" on this 4-acre (two (2) residence, maximum) site, the currently proposed subdivision notwithstanding.¹

Clearly none of my several developer clients would be permitted to go forward with any such subdivision/site development plan without dealing with these several problems, endemic to the encroaching/non-conforming structure. Also, I should think that the environmental sensitivity of the Glen justifies even a greater level of scrutiny in regard to any such development, whether in regard to proposed (excessive) clearing of mature forest or otherwise. That obviously includes close scrutiny over any proposed second/third (?) residence construction planned for the would-be subdivided lot for which this plan is proposed, including all applicable development standards for same.

We want to be able to support our neighbor's plan. However, unless and until these real concerns for us are properly resolved, we feel reluctantly compelled to vigorously oppose this proposed subdivision and site development. In order to assure that our concerns are heard and properly factored into any proposed approvals for the Verma Property, please keep me apprised in regard to scheduling for any future action on this proposed development.

¹ Whether Dr. Verma is currently renting out the apartment above the garage is unknown. However, whether that has been the case in the past, it clearly should not be allowed to recur and/or continue. Otherwise, Dr. Verma's as-planned subdivision and development plan would, *de facto*, envision 3 residences (2 conforming and 1 non-conforming) to be unlawfully operated/constructed on this (2 residences maximum) 4-acre parcel in RE-2.

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Rose Krasnow, Chief of Development Review

Rick Weaver, Development Review

March 21, 2007

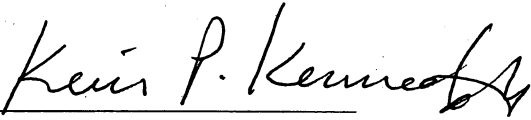
Page 3

Thank you for your time in consideration of this matter and for the courtesy of your earliest reply.

Best regards.

Very truly yours,

SHULMAN, ROGERS, GANDAL,
PORDY & ECKER, P.A.

By: 
Kevin P. Kennedy

cc: Tim Dugan, Esq.
KPK/ts
G:\32\south glen.wpd

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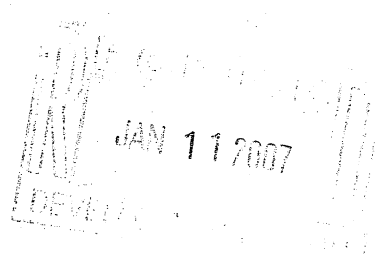
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January 8, 2007



Rose Krasnow, Chief of Development Review
Rick Weaver, Development Review
The Montgomery County Planning Board
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Proposed Preliminary Plan of Subdivision, Application No. _____
Parcel 335 and Part of Parcel 445 (the "Verma Property")

Dear Ms. Krasnow and Mr. Weaver:

My wife Elena and I own the property immediately north along South Glen Road (parcel 260, a.k.a. 11251 South Glen Road) in relation to the above-referenced Verma Property. We received a copy of the Proposed Preliminary Plan dated 10/21/05, but have not otherwise been kept apprised of Dr. Verma's proposed subdivision and site development plan.

Our concerns regarding this plan are several. In order to assure that our concerns are heard and properly factored into any proposed approvals for the Verma Property, please keep me apprised in regard to scheduling for any future action on this proposed development.

Thank you for your time in consideration of this matter and for the courtesy of your earliest reply.

Best regards.

**SHULMAN
ROGERS
GANDAL
PORDY &
ECKER, P.A.**

Rose Krasnow, Chief of Development Review

Rick Weaver, Development Review

January 8, 2007

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Very truly yours,

SHULMAN, ROGERS, GANDAL,
PORDY & ECKER, P.A.

By: 

Kevin P. Kennedy

KPK/ts

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MONTGOMERY COUNTY PLANNING DEPARTMENT THE
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

TO: Cathy Conlon, Supervisor, Development Review

FROM: Mark Pfefferle, Planning Coordinator, Environmental Planning Division *MP*

DATE: March 28, 2007

SUBJECT: Preliminary Plan 120060660
South Glen Road – Verma Property

The Environmental Planning staff has reviewed the preliminary plan referenced above. Staff recommends approval of the preliminary plan of subdivision and the preliminary forest conservation plan with the following conditions:

1. Compliance with the conditions of approval of the preliminary forest conservation plan.
2. A category I conservation easement must include all retained and planted forests.

Background

The 4.22-acre property is located on Glen Road approximately 200 feet north of Pitt Ford Drive. There are 0.66-acres of existing forest on the subject site. There is a pond but no streams, slopes between 15 and 25 percent, and highly erodible soils onsite. The property slopes down from Glen Road to the middle of the property and then up to the eastern property line. Currently, there is one existing single-family residence and detached garage on the subject property. The address of the property is 11221 Glen Road in Potomac and is located along an exceptionally rustic road. The entire property is in the Watts Branch watershed, a Use I water.

Environmental Guidelines

The subject site has two approved Natural Resource Inventory/Forest Stand Delineations (NRI/FSD). The first NRI/FSD, #42005329E was approved on June 1, 2005 for sediment control permit 216225. Plan #42005329E was a request for an exemption from submitting a forest conservation plan. The applicant submitted a declaration of intent indicating that approximately 10,000 square feet of forest would be removed. In the fall of 2006, the applicant submitted a second NRI/FSD, #420060460. The second NRI/FSD indicates 0.66-acres of forest, meaning that the applicant removed approximately 0.24 acres of forest as allowed by #42005329E. NRI/FSD #420060460 was approved on December 8, 2005. Since the Declaration of Intent for the first NRI/FSD is still in effect, the submission of a preliminary forest conservation plan invalidates the exemption and requires the applicant to account for all the forest on site as shown in plan #420065239E. Therefore, the amount of forest used for forest conservation plan purposes is 0.90 acres as shown in NRI/FSD 42005329E

and not the current 0.66-acres.

There are no environmental buffers on the property, though there is a pond that temporarily holds water and was dry on previous site visits. The pond is located approximately half way between the western and eastern property lines. The property slopes up from the pond in both the east and west directions. The property does include slopes between 15 and 25 percent and highly erodible soils.

Forest Conservation

As previously discussed, for purposes of the forest conservation plan there is 0.90-acres of existing forest onsite. The existing forest onsite is located on the northeastern part of the subject site and is dominated by tulip poplar and black cherry trees. The forest conservation plan shows the removal of 0.24-acres of existing forest, which was permitted by NRI/FSD 42005329E and the retention of 0.66-acres of forest. The applicant will supplement the existing forest by planting an additional 0.48-acres of trees to create a 1.14-acre forest conservation easement at the back and on the upslope side of the property. This proposed easement is connected to another forest conservation easement directly to the south of this property. This offsite easement was established by preliminary plan 120060010.

There are numerous trees 24 inches and greater in diameter within the existing forest stand and along Glen Road. The plan shows two trees 24-inches and greater for removal. One tree is directly behind the location of the proposed new house and the other is near the existing pond.

RECOMMENDATION

Environmental Planning recommends approval of the preliminary plan of subdivision with the conditions stated above.